081.0	0003	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,149,200	/	1,149,200
USE VALUE:	1,149,200	/	1,149,200
ASSESSED:	1,149,200	/	1,149,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALERNO MELINA C/SANDERS KATHY
Owner 2:	TRS/SANDERO TRUST
Owner 3:	
Street 1:	4 MYSTIC BANK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SALERNO MELINA C -
Owner 2:	SANDERS KATHY M -
Street 1:	5 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3067 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	S	
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10400.000	631,700	5,100	512,400	1,149,200
Total Card	0.239	631,700	5,100	512,400	1,149,200
Total Parcel	0.239	631,700	5,100	512,400	1,149,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.70 | /Parcel: 374.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 50376

GIS Ref

GIS Ref

Insp Date 08/21/18

!6579!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	631,800	5100	10,400.	512,400	1,149,300	1,149,300	Year End Roll	12/18/2019
2019	104	FV	465,700	5100	10,400.	519,700	990,500	990,500	Year End Roll	1/3/2019
2018	104	FV	465,700	5100	10,400.	388,000	858,800	858,800	Year End Roll	12/20/2017
2017	104	FV	436,800	5100	10,400.	351,400	793,300	793,300	Year End Roll	1/3/2017
2016	104	FV	436,800	5100	10,400.	336,700	778,600	778,600	Year End	1/4/2016
2015	104	FV	389,300	5100	10,400.	285,500	679,900	679,900	Year End Roll	12/11/2014
2014	104	FV	389,300	5100	10,400.	270,800	665,200	665,200	Year End Roll	12/16/2013
2013	104	FV	405,000	5100	10,400.	257,700	667,800	667,800		12/13/2012

PRINT

Date	Time
12/10/20	21:20:13

LAST REV

Date	Time
09/20/18	18:41:30

apro

PAT ACCT. 6579

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALERNO MELINA	57268-296		8/9/2011	Convenience		No	No		
SALERNO MELINA	55549-436		10/7/2010	Convenience	1	No	No		
SALERNO MELINA	53393-438		8/17/2009	Family		No	No		
TIDMORE KURT/ET	26857-366		11/26/1996		275,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2007	747	Manual	5,000					replasce fr strs l
5/4/2005	333	Wood Dec	8,000					
12/5/2000	953	Addition	106,000	O				ADD 3 DORMERS,BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
2/8/2009	Meas/Inspect	294	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
2/9/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10400		Sq. Ft.	Site		0	70.	0.70	5									512,403						512,400	

Total AC/HA:	0.23875	Total SF/SM:	10400	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	512,403	Spl Credit		Total:	512,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99235404
Const Adj.:	0.98539203
Adj $ / SQ:	166.236
Other Features:	128000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776050
Depreciation:	144345
Depreciated Total:	631705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

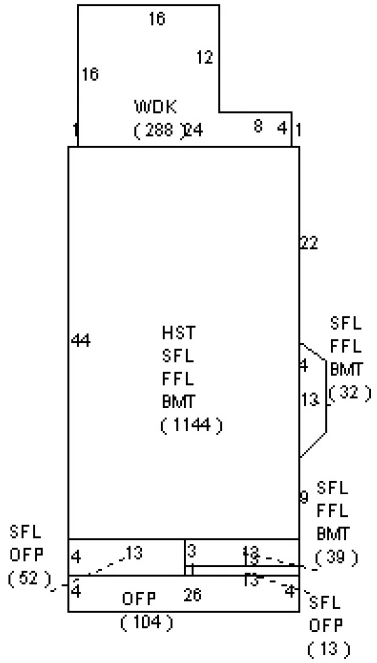
No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.86
Special Features:	0	Val/Su Net:	133.30
Final Total:	631700	Val/Su SzAd	205.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,280	166.240	212,782
BMT	Basement	1,215	49.870	60,593
FFL	First Floor	1,215	166.240	201,977
HST	Half Story	572	166.240	95,087
WDK	Deck	288	9.330	2,688
OFP	Open Porch	169	25.880	4,374

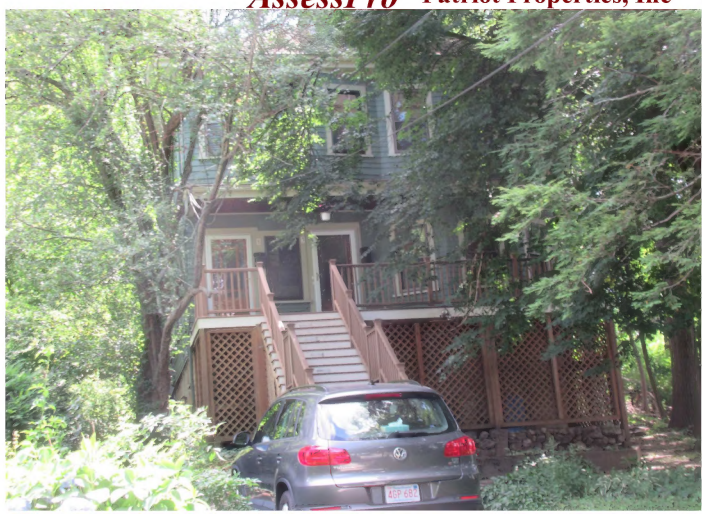
Net Sketched Area:	4,739			Total:	577,501
Size Ad	3067	Gross Are	5311	FinArea	3067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100